

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

May 22, 2014

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Thursday, May 29, 2014 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC
File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of May 20, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Case: P12-085.2 Amended Final Major Site Plan (Phase 1) with Deviations
Applicant: Journal Square Associates, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 595-621 Pavonia Ave; 535-539 Summit Ave; 136 Magnolia Avenue
Block: 9501 Lot: 4-8 and 10-16
Zone: Journal Square 2060 Redevelopment Plan
Description: Reduce building height from 54 to 53 stories, reduction in unit count by 2; facade material and design changes; and various minor amendments to site plan design.
Deviations: Parking deck fenestration (c(2)); drive aisle width (c(2)); building energy efficiency and light bulb requirements (c(2)).
Decision: Approved.

9. Review and discussion of proposed amendments to the Luis Munoz Marin Redevelopment Plan, creating a new "Block 10102 Redevelopment Plan." This amendment will remove Block 10102 from the Luis Munoz Marin Redevelopment Plan and create a new redevelopment for this block to permit a new building adjacent to the existing Unico Tower. Administrative revisions and new maps will be incorporated into the remaining Luis Munoz Marin Redevelopment Plan. **Approved and recommended to City Council for Adoption.**

10. Review and discussion of proposed amendments to the McGinley Square East Redevelopment Plan. This amendment will incorporate a bonus fee structure for buildable floor area above 8 stories. **Approved and recommended to City Council for Adoption.**

11. Case: P14-006 Preliminary & Final Major Subdivision with "c" variances
Applicant: Claremont Ave. Realty, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 353-363 Claremont Ave.
Block: 22203 Lot: 7-12 and 15
Zone: R-1 one- and two-family housing
Description: Subdivide and consolidate six lots into five new lots
Variances: lot area - 5 lots (c(2)), lot depth – 5 lots (c(2)), lot width – 5 lots (c(2))
Decision: Approved.

12. Case: P14-007 Preliminary & Final Major Site Plan with "c" variances
Applicant: Claremont Ave. Realty, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 353-363 Claremont Ave.
Block: 22203 Lot: 7-12 and 15
Zone: R-1 one- and two-family housing
Description: 6 new two-family homes
Variances: lot area – 1 lot (c(1)), lot depth – 1 lot (c(1)), lot width – 1 lot (c(1)), garage dimensions – 6 lots (c(2)), rear yard – 6 lots (c(2)), front yard – 6 lots (c(2)), front yard landscaping – 6 lots (c(2)), lot coverage – 6 lots (c(2)), building coverage – 6 lots (c(2))
Decision: Approved with conditions.

13. Case: P14-016 Minor Site Plan with Deviations
Applicant: Onyx Equities, LLC
Attorney: W. Nevins McCann
Review Planner: Jeff Wenger
Address: 30 Montgomery Street
Block: 11605 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: Expansion of existing ground floor retail.
Deviation: Front yard setback (c(2)).
Decision: Approved with conditions.

14. Case: P14-004 Administrative Amendment to Final Site Plan/Deviations
Applicant: 160 first Street Urban Renewal, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 160 First Street
Block: 11502 Lots: 2,3,9,10, 11 13 & 14
Zone: Powerhouse Arts District Redevelopment Plan
Description: Reconfiguration of roof top amenity area and top floor interior, minor façade elevation change and minor unit reconfiguration.
Decision: Approved.

15. Case: P14-013 Preliminary & Final Major Site Plan
Applicant: McGinley Square Development Urban Renewal Company LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 688-700 Montgomery Street
Block: 13504 Lot: 3
Zone: McGinley Square East Redevelopment Plan
Description: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.
Carried to unspecified date at request of Applicant.
16. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P05-172.3 submitted by Phu & Dinh (634 Communipaw Ave.).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-011 submitted by 56 Wayne, LLC (56 Wayne Street)
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P13-051 submitted by Johnny B, LLC (955 West Side Ave.).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P14-008 submitted by Devi Ma Newkirk, LLC (60-62 Newkirk St.).
17. *Executive Session, as needed, to discuss litigation, personnel or other matters*
18. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD